



**Community Development Department
One North San Antonio Road
Los Altos, California 94022**

M E M O R A N D U M

DATE: March 7, 2019

FROM: Jon Biggs, Community Development Director

SUBJECT: **DEVELOPMENT UPDATE – WINTER 2019**

This memorandum is intended to provide the public with quarterly updates on large development projects that require Planning Commission and City Council approval, as well as other projects of significance, that are currently under review, entitled or are under construction within the City of Los Altos. Additional information about a specific project can be obtained by contacting the project planner (click on their name) or by checking the information and plans posted on the City's website.

UNDER REVIEW

Planning Commission and/or City Council approval is still pending.

1. 4350 El Camino Real

Project Description:

Design Review, Use Permit and Subdivision application for a new five-story 45-unit multiple-family building with two levels of underground parking. The project site is currently developed as a gas station (76) and located on the southeast corner of El Camino Real and Los Altos Avenue. A Planning Commission Study Session was held on October 18, 2018.

Status: Application Incomplete (1/31/19)

Next Public Meeting: TBD

Project Planner: [Sean Gallegos](#)

Applicant: Angela and Gregory Galatolo

2. 4898 El Camino Real

Project Description:

Design Review, Use Permit and Subdivision application for a new five-story 23-unit multiple-family building with two levels of underground parking. The project site is currently developed with a two-story commercial building and located on the southeast corner of El Camino Real and Jordan Avenue. A Planning Commission Study Session was held on February 21, 2019.

Status: Formal application not yet submitted

Next Public Meeting: TBD

Project Planner: [Sean Gallegos](#)

Applicant: Mircea Voskerician

3. 5150 El Camino Real

Project Description:

Design Review, Use Permit and Subdivision application for new 196-unit multiple-family development on a 3.8-acre site. The proposal includes 24 three-story townhouse units in the rear of the site and 172 condominium units in two five-story buildings along El Camino Real with one level of underground parking. The project site is currently developed with a 77,000 square-foot three-story office building with surface parking surrounding the building and is located on El Camino Real at the intersection with Rengstorff Avenue. A Planning Commission Study Session was held on August 16, 2018.

Status: Application Complete (1/17/19)
Preparation of environmental initial study currently underway with public review anticipated in May/June 2019.

Next Public Meeting: TBD

Project Planner: [Zachary Dahl](#)

Applicant: Dutchints Development, LLC

4. 389 First Street

Project Description:

Design Review and Subdivision application for new three-story mixed-use building with 2,800 square feet of office space and 10 condominium units with two levels of underground parking and a rooftop deck. The project site is currently developed with a with one-story commercial buildings (approximately 3,160 square feet) with surface parking at the rear adjacent to the alley. A Planning Commission Study Session was held on November 2, 2017 and the Complete Streets Commission recommended approval of the project on August 22, 2018.

Status: Application Complete (10/17/18)

Next Public Meeting: Tentatively scheduled for Planning Commission review in April 2019.

Project Planner: [Steve Golden](#)

Applicant: Steve Johnson, SJR Ventures

5. 425 First Street

Project Description:

Design Review and Subdivision application for new three-story 20-unit multiple-family building with one level of underground parking. The project site is currently developed with a 4,500 square-foot two-story office building with surface parking at the rear and located on the corner of First Street and Lyell Street. A Planning Commission Study Session was held on August 16, 2018 and the Complete Streets Commission recommended approval of the project on February 27, 2019.

Status: Application Complete (1/31/19)

Next Public Meeting: Tentatively scheduled for Planning Commission review in April 2019.

Project Planner: [Zachary Dahl](#)

Applicant: Jeff Warmoth

6. 444-450 First Street

Project Description:

Design Review and Subdivision application for new four-story 26-unit multiple-family building with two levels of underground parking. The project site is currently developed with an 8,200 square-foot two-story office building with surface parking surrounding the building and is located on First Street just to the south of the intersection with Lyell Street. A Planning Commission Study Session was held on January 17, 2019.

Status: Formal application not yet submitted

Next Public Meeting: TBD

Project Planner: [Steve Golden](#)

Applicant: Dutchints Development, LLC

7. 999 Fremont Avenue

Project Description:

Design Review, Use Permit and Subdivision application for new two-story mixed-use building with 1,600 square feet of commercial space and three condominium units and surface parking with a mechanical parking lift system. The project site is currently developed an 1,100 square-foot one-story commercial building with a drive-thru and surface parking and is located on a triangular site bounded by Fremont Avenue, Miramonte Avenue and A Street. A Planning Commission Study Session was held on August 16, 2018 and the Complete Streets Commission recommended approval of the project on February 27, 2019.

Status: Application Complete (1/17/19)

Next Public Meeting: Tentatively scheduled for Planning Commission review in April or May 2019.

Project Planner: [Zachary Dahl](#)

Applicant: Gregg Bunker

8. 40 Main Street

Project Description:

Design Review and Use Permit application for new three-story 14,000 square-foot office building. The project is seeking development incentives for reduced onsite parking and increased building height in exchange for developing a public paseo to connect Main Street to Plaza 10. The project site is currently developed with a 2,400 square-foot one-story office building and is located on the west side of Main Street between San Antonio Road and State Street. The Planning Commission has held its last public hearing on the project on June 7, 2017. Project referred at applicants request for restudy to address comments and feedback of Planning Commission.

Status: Application Complete (2016)

Next Public Meeting: Undetermined ~ Pending Applicant Re-Submittal of Plans

Project Planner: [Jon Biggs](#)

Applicant: 40 Main Street offices LLC

9. 40 Main Street

Project Description:

Proposed five-story mixed-use building with office and rental residential uses (29,566 square feet). Subgrade parking, to be accessed by a mechanical lift is proposed. The project is seeking ministerial approval through State SB 35 legislation. The project is also seeking density bonus units and development incentives for increased building height in exchange for providing below market rate (affordable) units. The project site is currently developed with a 2,400 square-foot one-story office building and is located on the west side of Main Street between San Antonio Road and State Street.

Status: Application Incomplete – Appeal has been filed

Next Public Meeting: TBD

Project Planner: [Jon Biggs](#)

Applicant: 40 Main Street Offices, LLC

10. Stevens Place and Marshall Court – Code Amendment

Project Description:

Request for Zoning Code text amendments to the R3-4.5 Multiple-Family District to establish specific site development standards for the District. There is only one R3-4.5 District in the City, located on the north side of Homestead Road at the intersection of Fallen Leaf Lane. The District is comprised of 48 lots each containing a duplex residence. The Planning Commission held Study Sessions on September 20, 2018 and February 7, 2019 to discuss the proposed code amendments.

Status: Code amendment language drafted

Next Public Meeting: Tentatively scheduled for a Planning Commission hearing in April 2019.

Project Planner: Steve Golden

Applicant: Paul Lovoi

ENTITLED (APPROVED)

Projects that have received City Council approval but have not yet received a building permit.

11. 962 Acacia Avenue

Project Description:

Design Review and Subdivision application for a new three-story mixed-use building with 600 square feet of commercial space and two condominium units, and surface level parking. The project site is currently vacant and located on the west side of Acacia Avenue to the north of Sherwood Avenue.

Status: Approved by City Council (11/14/17)
Building permit under review (2/13/19)

Project Planner: [Sean Gallegos](#)

Applicant: Richard Haro

12. 4856 El Camino Real

Project Description:

Design Review, Use Permit and Subdivision application for a new five-story 52-unit multiple-family building with two levels of underground parking. The project received a density bonus and development incentives for increased height and a reduced rear yard setback in exchange for providing 10 below market rate (affordable) units. The project site is currently developed with a two commercial buildings and surface parking and located to the north of Jordan Avenue.

Status: Approved by City Council (11/27/18)
Building permit application not yet been submitted

Project Planner: [Zachary Dahl](#)

Applicant: Mircea Voskerician

13. 97 Hillview Avenue

Project Description:

Design Review for a new Community Center on the Civic Center campus at 97 Hillview Avenue. The project includes demolition of the existing 30,362 square-foot community center and construction of a new one-story, 24,500 square-foot community center building in approximately the same location with new surface parking spaces.

Status: Approved by City Council (9/11/18)
Building permit under review (2/28/19)

Project Planner: [Zachary Dahl](#)

Applicant: City of Los Altos

14. 160/170 State Street

Project Description:

Design Review application for exterior improvements and renovation of an existing two-story mixed-use building for a new restaurant food court on the first floor and office space on the second floor. The building is currently vacant and located to the corner of State Street and Third Street.

Status: Approved by Planning Division (12/19/18)
Building permit application not yet been submitted

Project Planner: [Zachary Dahl](#)

Applicant: Sares Regis Group

UNDER CONSTRUCTION

Projects that have an active building permit.

15. 4880 El Camino Real

Project Description:

Design Review, Use Permit and Subdivision application for a new five-story 21-unit multiple-family building with one-level of underground parking and a mechanical parking lift system. The project received a density bonus and development incentive for increased height in exchange for providing three below market rate (affordable) units.

Status: Approved by City Council (9/13/16)
Building permit issued (1/9/18)

Project Planner: David Kornfield/[Zachary Dahl](#)

Applicant: Jeff Taylor, LOLA LLC

16. 1540 Miramonte Avenue

Project Description:

Design Review and Use Permit for a new two-story mixed-use building with 1,600 square feet of commercial space and four apartment units.

Status: Approved by City Council (4/12/16)
Building permit issued (10/11/17)

Project Planner: David Kornfield/[Zachary Dahl](#)

Applicant: Full Speed Investments, LLC

17. 517 Tyndall Street

Project Description:

Design Review and Subdivision for a new two-story multiple-family building with three residential townhouse condominiums units and three one-car garages.

Status: Approved by City Council (10/10/17)
Building permit issued (6/6/18)

Project Planner: [Sean Gallegos](#)

Applicant: Walter Chapman